



Zoning Board of Review

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET (2ND FLOOR)
PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on Wednesday, December 17, 2014 at 5:30 P.M. and 7:00 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

I. On November 12, 2014, the Board continued the following matter for further details:

JARR REALTY, INC.: 12-14 & 18 Enfield Avenue, also known as Lots 577 & 435 (respectively) on the Tax Assessor's Plat 85, located in a Residential R-1 One-Family Zone; filed an application requesting a Use Variance seeking relief from Sections 303-Use Codes 56.1 (restaurant under 2,500 gross floor area) and 64.1 (principal use parking lot) to develop Lot 435 for parking for four (4) vehicles that would support the existing restaurant at 525 Eaton Street (Plat 85, Lot 576, corner Enfield Ave.). The applicant seeks relief from regulations governing permitted uses, whereby, commercial parking lots are prohibited in residential zones. The applicant further proposes to merge Lots 577 & 435; the existing two car garage on Lot 435 would continue to support the existing two-family dwelling on Lot 577; therefore, relief from the merger requirement for undersized lots is not needed due to the proposed merger. The lots in question together contain approximately 7,028 square feet of land area.

II. NEW MATTERS

ALEXIOS G. CARAYANNOPOULOS: One Rhode Island Avenue, also known as Lot 26 on the Tax Assessor's Plat 41, located in a Residential R-1 One-Family Zone; filed an application seeking a Dimensional Variance to construct a 27'11" x 18' deck attached to the east side of the existing two-family dwelling. The applicant seeks relief from Section 304 pursuant to Section 200, regulations governing the lot coverage restriction. The lot in question contains approximately 5,455 square feet of land area.

SHUSTER REALTY, INC.: 909 North Main Street and 16 & 20 York Street, also known as Lots 467, 448 & 466 on the Tax Assessor's Plat 5, Lot 467 being located in a Heavy Commercial C-4 Zone and Lots 448 & 466 being located in a Residential R-3 Three-Family Zone; filed an application requesting a Use Variance to create a principal use parking lot on Lots 448 & 466 (16 & 20 York St.) to support the existing office building located on Lot 467 (909 North Main St.). The applicant seeks relief from Sections 303-Use Codes 24.5, 41 & 64.1, 701 and 427.5, regulations governing permitted uses and accessory parking, and regulations governing the amount of impervious surface area allowed on a lot. The lots in question together contain approximately 25,645 square feet of land area.

JULIO ROSARIO: 26 Trask Street, also known as Lot 700 on the Tax Assessor's Plat 47, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance to increase the number of dwelling units within the existing building from two (2) to a three-family dwelling. The applicant seeks relief from Section 304, regulations governing minimum lot area per dwelling unit; whereby, a three-family use is permitted in the R-3 district; however, only when located on a lot containing a minimum of 6,000 square feet of land area; the lot in question contains approximately 4,399 square feet of land area.

OMNI II REALTY ESTATE, LLC: 106-108 Ives Street, also known as Lot 443 on the Tax Assessor's Plat 17, located in a Limited Commercial C-1 Zone; filed an application requesting a Dimensional Variance and relief from Section 202.6, 305 and 305.1(10) to increase the number of dwelling units within the existing building from four (4) to a six (6) family dwelling. The applicant seeks relief from regulations governing minimum lot area per dwelling unit; whereby, six (6) dwelling units in a C-1 district requires a minimum lot area of 7,200 square feet; the lot in question contains approximately 2,500 square feet of land area. Further, a Special Use Permit is sought for relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking requirement; whereby, this proposal has a shortfall of three (3) parking spaces.

PETER BAZAR: 352 Grotto Avenue, also known as Lot 47 on the Tax Assessor's Plat 38, located in a Residential R-1 One-Family Zone; filed an application requesting a Dimensional Variance for relief from Section 304 to construct a new enclosed 540 square foot pool house addition to the existing single-family residence. The applicant seeks relief from regulations governing rear yard setback and maximum lot coverage. The lot in question contains approximately 8,175 square feet of land area.

7:00 P.M.

III. APPEAL

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 902.1 of the Zoning Ordinance, the Zoning Board of Review will be sitting as an appellate board, the Board of Appeals, concerning the following Appeals:

1. APPEAL FROM THE DECISION OF THE BUILDING OFFICIAL

APPELLANTS: Alan Porporino & Mario Dudino

PROPERTY OWNER: Alan Porporino

SUBJECT PROPERTY: 296 Knight Street, also known as Lot 31 on the Tax Assessor's Plat 29

ZONING DISTRICT: Residential R-3 Three-Family Zone

The Appellants are appealing the Decision of the Building Official revoking a building permit on September 18, 2014, disallowing the construction of a single-family dwelling at the subject property under Permit No. B2014-11608 issued September 5, 2014.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY
(401) 680-5375
E-mail at pcarnevale@providenceri.com

FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET

YEAR 2014

SCHEDULE OF MONTHLY MEETINGS

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)
THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING
FIRST FLOOR CONFERENCE ROOM
444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND
(Free parking available at building accessible from Greene Street)**

Thursday, January 30, 2014 at 5:30 P.M.

February (No meetings)

Monday, March 3, 2014 at 5:30 P.M. (postponed to April 7, 2014)

Monday, April 7, 2014 at 5:30 P.M.

Monday, May 5, 2014 at 5:30 P.M. (postponed to May 28, 2014)

Monday, May 19, 2014 at 5:30 P.M.

Monday, June 2, 2014 at 5:30 P.M. (postponed June 25, 2014)

Monday, July 21, 2014 at 5:30 P.M.

Monday, August 11, 2014 at 5:30 P.M. (cancelled)

Wednesday, September 3, 2014 at 5:30 P.M.

Monday, October 6, 2014 at 5:30 P.M.

Wednesday, November 12, 2014 at 5:30 P.M.

Monday, December 17, 2014 at 5:30 P.M.

Any change in dates will be noticed in writing and/or by e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 680-5376 or e-mail at pcarnevale@providenceri.com

Office location:

Providence Zoning Board of Review

The Mayor Joseph A. Doorley Municipal Building

444 Westminster Street, Second Floor

Providence, Rhode Island 02903-3206

Free parking available at building accessible from Greene Street.